

THE LYELL GROUP

469 OAKWOOD WAY

Luxury Features & Signature Finish Details

A cohesive custom-home package of premium materials, architectural details, designer selections, and functional luxury.

White Oak & Interior Finish

- Prefinished white oak hardwood flooring on the main and upper levels.
- White oak stairs, components, casing, and trim coordinated with the flooring.
- 8-inch baseboards; 1x4 door/window casing; 1x6 header details; 4 1/4-inch crown molding in designated areas.
- 6'8" solid-core interior doors with coordinated premium hardware and select pocket doors.

Custom Carpentry & Storage

- Custom closet shelving, including an upgraded primary closet layout.
- Mudroom/locker area with custom shelving, bench treatment, hooks, and built-in storage.
- Floating shelves, custom woodwork, built-ins, and butcher-block tops at select locations.
- Pantry shelving and functional storage layouts designed into the home.

Kitchen

- Premium cabinetry with soft-close doors and drawers, plus a large island.
- Walk-in pantry with cabinetry and/or custom shelving.
- Premium quartz countertops comparable in look and quality to MSI Calacatta Rusto.
- Thoughtful slab layout with attention to vein direction and visual continuity.
- Custom plaster range hood with premium ventilation insert.
- Premium appliance package coordinated with cabinetry and countertop fabrication.

Primary Suite & Bath

- White oak flooring, premium trim, custom closet shelving, and designer lighting.
- Oversized curbless walk-in shower with large-format designer tile and premium shower-floor tile.
- Custom niche with stone/quartz shelving where applicable and shower bench where designed.
- Frameless glass enclosure and premium shower fixtures.
- Premium vanity cabinetry, quartz countertops, designer mirrors, and designer lighting.
- Freestanding tub where shown or selected.

Secondary Baths & Tile

- Premium vanity cabinetry, quartz countertops, designer tile, and tiled shower/tub surrounds.
- Premium plumbing fixtures, designer mirrors and lighting, and frameless glass where applicable.
- Large-format tile in premium areas with coordinated grout selections.

Great Room, Fireplaces & Ceilings

- Great room with premium white oak flooring, upgraded trim, designer lighting, and large windows.
- Gas fireplace system(s) with cedar mantel detailing and decorative brackets.
- Predominantly 10-foot ceilings on the main level with tray/detail treatments where designed.
- 9-foot ceilings throughout most finished basement areas.

ADDITIONAL PREMIUM FEATURES

Lighting, Paint & Comfort

- Designer decorative fixtures, recessed LEDs, kitchen pendants, dining, vanity, foyer, exterior, and closet lighting.
- Under-cabinet lighting where applicable.
- Premium professional paint package using Sherwin-Williams or comparable premium coatings.
- High-efficiency HVAC with multiple systems/zones as required, smart thermostat(s), and tankless water heater.

Garage & Everyday Convenience

- Premium garage doors with automatic openers.
- Finished and painted garage walls and ceiling with lighting and electrical receptacles.
- Electric-vehicle charging connection/charger provision.
- Custom laundry cabinetry, countertop, designer flooring, and storage where designed.

Finished Basement

- Finished living space with 9-foot ceilings in most areas.
- Luxury vinyl plank in applicable living areas and tile in wet areas.
- Trim, interior doors, lighting, HVAC, plumbing, bathroom finishes, cabinetry/countertops where designed, and finished paint package.

Exterior & Curb Appeal

- Premium exterior siding and trim with masonry, brick, or stone accents as designed.
- Coordinated exterior palette with black accents, premium front entry, and exterior lighting.
- Energy-efficient Low-E windows with a black exterior window package.
- Architectural shingles with standing-seam metal accents where applicable.
- 6-inch black aluminum gutters with 3x4 downspouts.

Outdoor Living & Landscaping

- Covered outdoor living areas and covered deck with exterior lighting and electrical.
- Outdoor fireplace where incorporated/finalized.
- Exterior ceiling and trim treatments coordinated with the home.
- Professional front/side landscape design and installation with front/side irrigation.

Quality Behind the Finishes

- All-batt insulation package selected for long-term practicality and serviceability.
- Detailed coordination among cabinetry, appliances, countertops, tile, lighting, and plumbing selections.
- Professional construction deep clean prior to turnover.
- Builder quality-control inspections and final walkthrough process.

THE DIFFERENCE IS IN THE COMPLETE PACKAGE

White oak flooring and stairs, substantial trim, solid-core doors, custom cabinetry and built-ins, premium stone, designer bathrooms, architectural fireplace details, high ceilings, a finished basement, upgraded exterior finishes, and thoughtfully designed outdoor spaces come together to create the cohesive feel of a true custom home.